

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 070831

PERMIT ISSUED

JUL 25

117 A022001

CITY OF PORTLAND

This is to certify that FLINT ANDREW E & HAL F GILM ES/TBD

has permission to add new rear entry

AT 10 OAKDALE ST

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. **24 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
 Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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[Handwritten signature]
 1/25/07



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>10 OAK DALE STREET</u>		
Total Square Footage of Proposed Structure/Area <u>12560 FT</u>		Square Footage of Lot <u>4575</u>
Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>A</u> Lot# <u>22</u>	Applicant * must be owner, Lessee or Buyer* Name <u>ANDREW FLINT</u> Address <u>10 OAK DALE ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-</u> <u>232-</u> <u>8816</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>19,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD NEW REAR ENTRY AT LOCATION OF REMOVED STRUCTURE (PERMIT # 070831 RENEWAL)</u>		
Contractor's name: <u>TBD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>ANDREW "NED" FLINT</u> Telephone: <u>232-8816</u> Mailing address: <u>SAME AS ABOVE</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 9 JULY 2008

This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0831	Issue Date:	CBL: 117 A022001
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Location of Construction: 10 OAKDALE ST	Owner Name: FLINT ANDREW E & HALLIE F	Owner Address: 10 OAKDALE ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - add new rear entry	Permit Fee: \$210.00	Cost of Work: \$19,000.00	CEO District: 2	4544#
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Proposed Project Description: add new rear entry	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: SB IRC 2003 Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: ldobson	Date Applied For: 07/09/2007	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>rear setback</i> <input checked="" type="checkbox"/> Flood Zone <i>ok under 14-433</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Min <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/7/13/10</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0831	Date Applied For: 07/09/2007	CBL: 117 A022001
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Location of Construction: 10 OAKDALE ST	Owner Name: FLINT ANDREW E & HALLIE F	Owner Address: 10 OAKDALE ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add new rear entry	Proposed Project Description: add new rear entry
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/13/2007**Note:** **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/25/2007**Note:** **Ok to Issue:**

- 1) The window located within 2'-0" of the entry door must be tempered glass.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.



General Building Permit Application

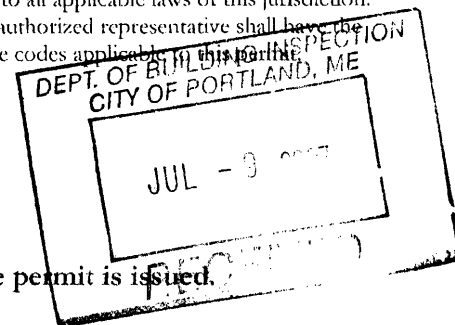
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 10 OAKDALE STREET		
Total Square Footage of Proposed Structure 125 SQ.FT.	Square Footage of Lot 4575	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 117 A 22	Owner: ANDREW FLINT, HALLIE GILMAN FLINT	Telephone: 207 899-329
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: NED FLINT 10 OAKDALE STREET PORTLAND, ME 207 899 3291	Cost Of Work: \$ 19,000 Fee: \$ 210 ⁰⁰ C of O Fee: \$
Current Specific use: <u>Residence</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u>		
Project description: ADD NEW REAR ENTRY AT LOCATION OF REMOVED STRUCTURE		
Contractor's name, address & telephone: <u>TBD</u>		DESIGNER Brewster Butfield Prospect Design 424 Fore St. Portland 749-7400
Who should we contact when the permit is ready: <u>ANDREW FLINT</u> Mailing address: <u>Ned Flint</u> Phone: <u>207 899</u> <u>899-3291</u>		

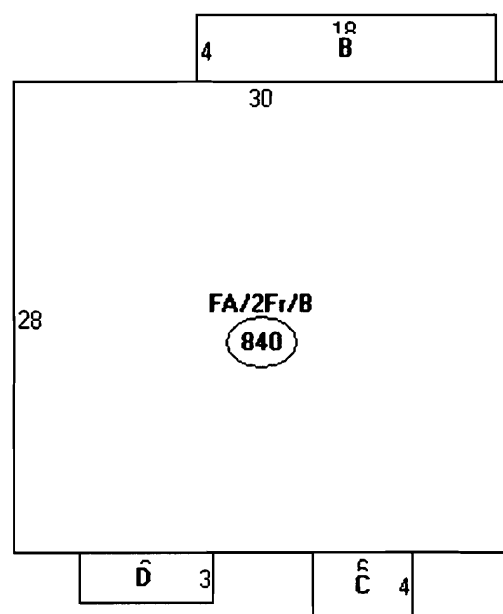
**Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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Descriptor/Area

A: FA/2Fr/B
840 sqft

B: FLUB
72 sqft

C: EP
24 sqft

D: 1Fr/B
24 sqft

840

72

24

24

$$286 = 13 \times 22 \text{ ft} \times 11 \text{ ft}$$

$$1246 \text{ ft}^2$$

$$\frac{1248 \text{ ft}^2 \times 15.5}{100} = 195.44 \text{ sqft}$$

$$4544 \text{ ft}^2 \times 40\% = 1817.6 \text{ ft}^2 \text{ max}$$

lot coverage of





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	117 A022001
Location	10 OAKDALE ST
Land Use	SINGLE FAMILY
Owner Address	FLINT ANDREW E & HALLIE F GILMAN JTS 10 OAKDALE ST PORTLAND ME 04103
Book/Page	24821/160
Legal	117-A-22 OAKDALE 8-12 4544 SF

Current Assessed Valuation

Land	Building	Total
\$85,100	\$149,900	\$235,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2	1914	0.104	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	Part Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1930	13X22	C	A

Sales Information

Date	Type	Price	Book/Page
02/06/2007	LAND + BLDING	\$235,000	24821-160
07/19/2005	LAND + BLDING	\$260,000	22909-033
06/24/2005	LAND + BLDING	\$128,520	22796-277
02/18/2000	LAND + BLDING	\$139,500	15328-275

Picture and Sketch

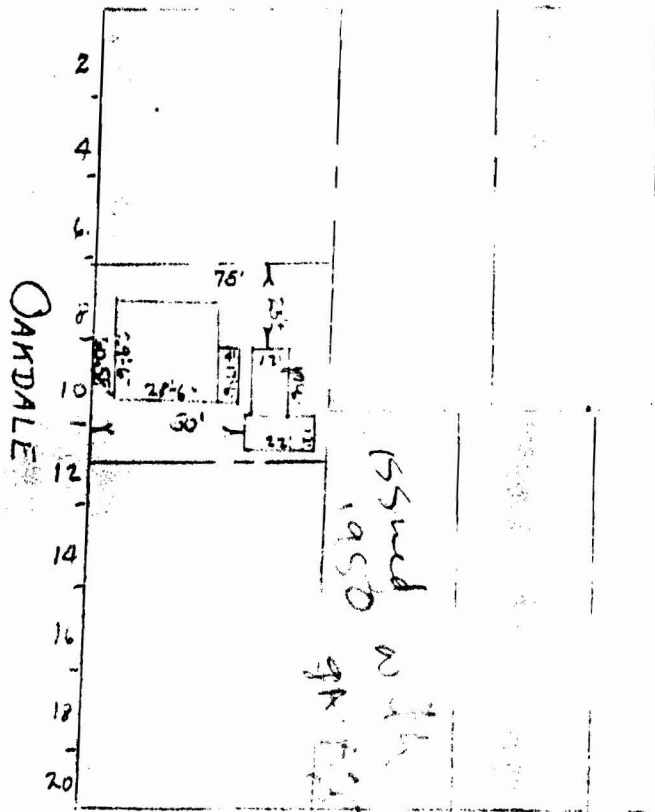
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

FALMOUTH STREET



REAR YD AREA = 27' X 60.5 = 1734 ^{sq}'
AREA OF GARAGE = 12 X 22 = 264 ^{sq}'
- SHED = 12 X 17.5 = 210 ^{sq}'
AREA OCCUPIED = 474 ^{sq}'
30% of 1734 = 520 ^{sq}'

FESSENDEN STREET



AREA OF LOT =
60.5 X 75 = 4543.5 ^{sq}'
40% = 1817 ^{sq}'
AREA OF SHED = 210 ^{sq}'
GARAGE = 264 ^{sq}'
1817 = 911 ^{sq}'
TOTAL OCC. = 1385 ^{sq}'

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

N/A Footing/Building Location Inspection: Prior to pouring concrete
N/A Re-Bar Schedule Inspection: Prior to pouring concrete
N/A Foundation Inspection: Prior to placing ANY backfill
N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
COB Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

 CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

7/14/06
Date

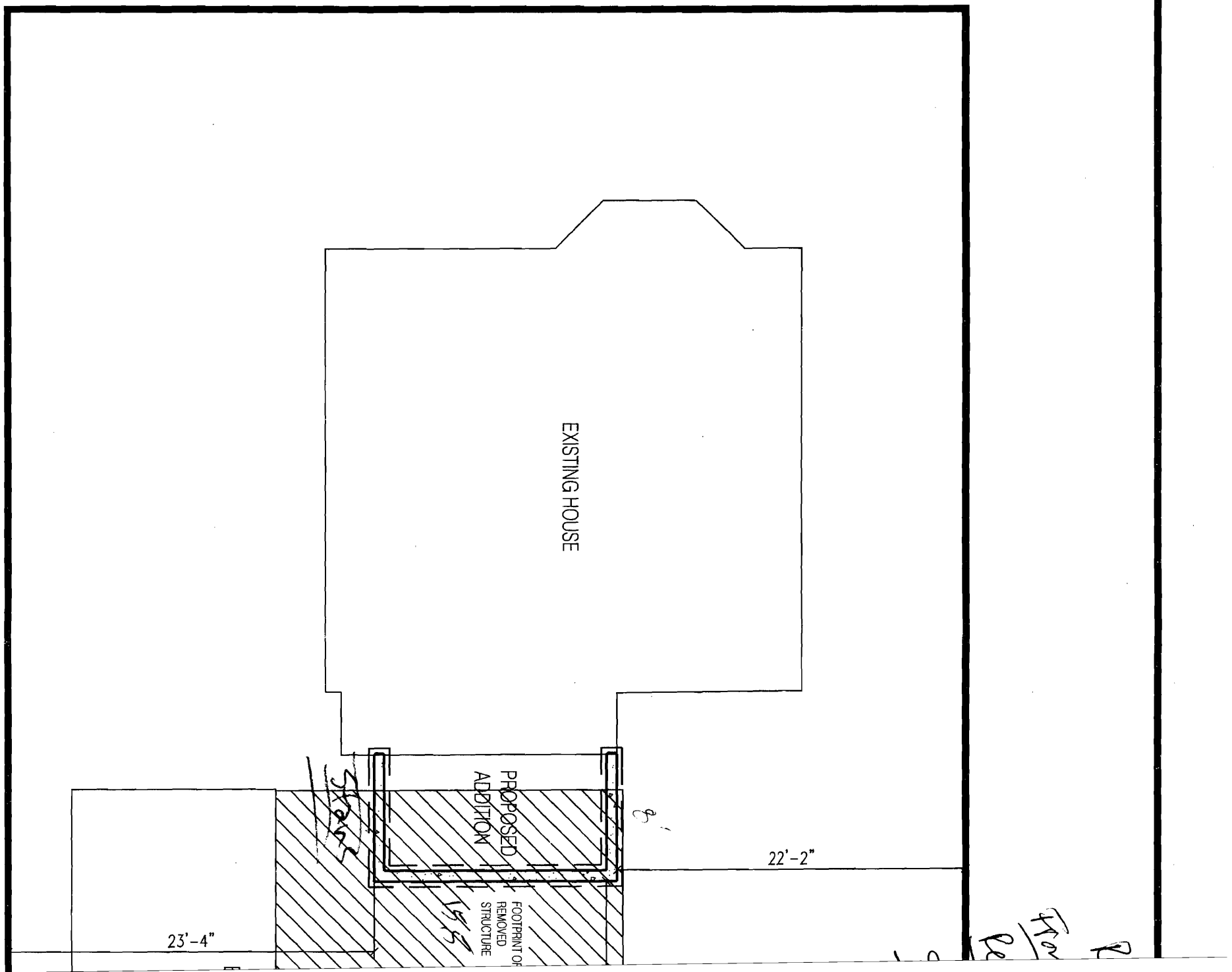
[Signature]
Signature of Inspections Official

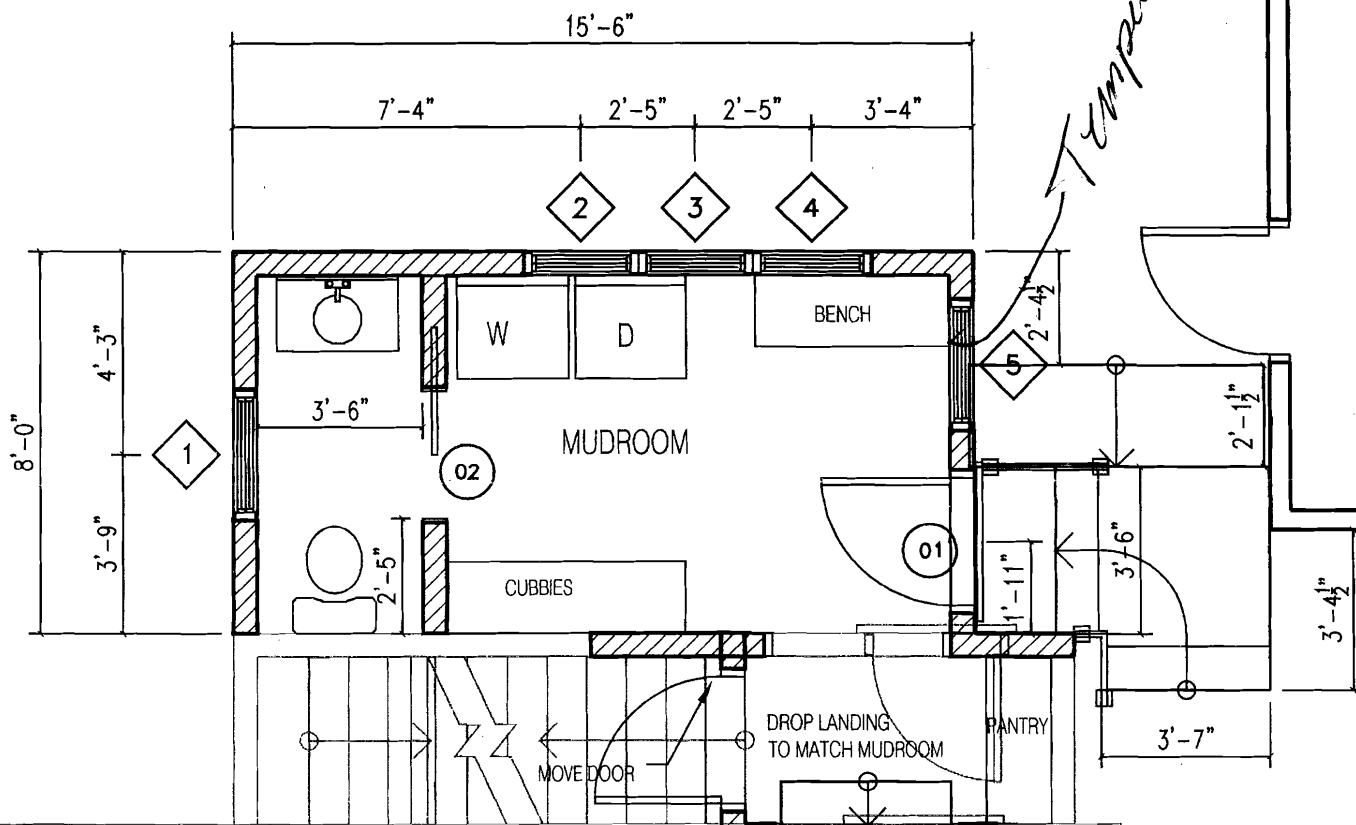
7/14/06
Date

CBL: 117 A022

Building Permit #: 060828

OAKDALE STREET





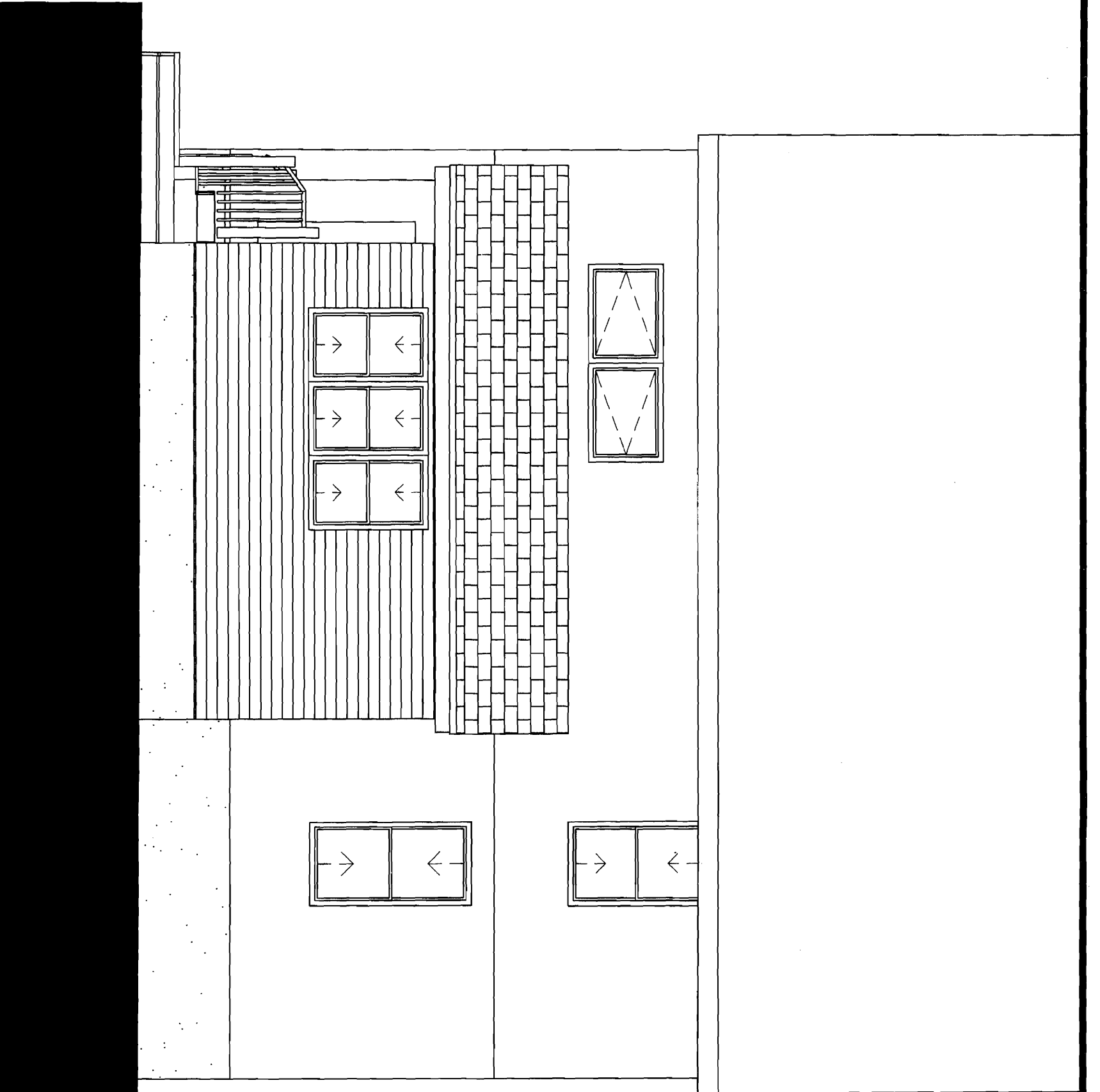
✓ MOVE DOOR
 NEW HEADER 3-2X10 W/ PLYWOOD
 1'-5"
 DROP LANDING
 TO MATCH MUDROOM
 MOVE DOOR
 PANTRY
 3'-6"
 3'-7"
 3'-4 1/2"
 2'-1 1/2"
 2'-4 1/2"
 1'-11"
 3'-6"
 3'-9"
 4'-3"
 8'-0"
 15'-6"
 7'-4"
 2'-5"
 2'-5"
 3'-4"
 3'-6"
 2'-5"
 W
 D
 BENCH
 MUDROOM
 CUBBIES
 02
 01
 1
 2
 3
 4
 5
 Temporarily

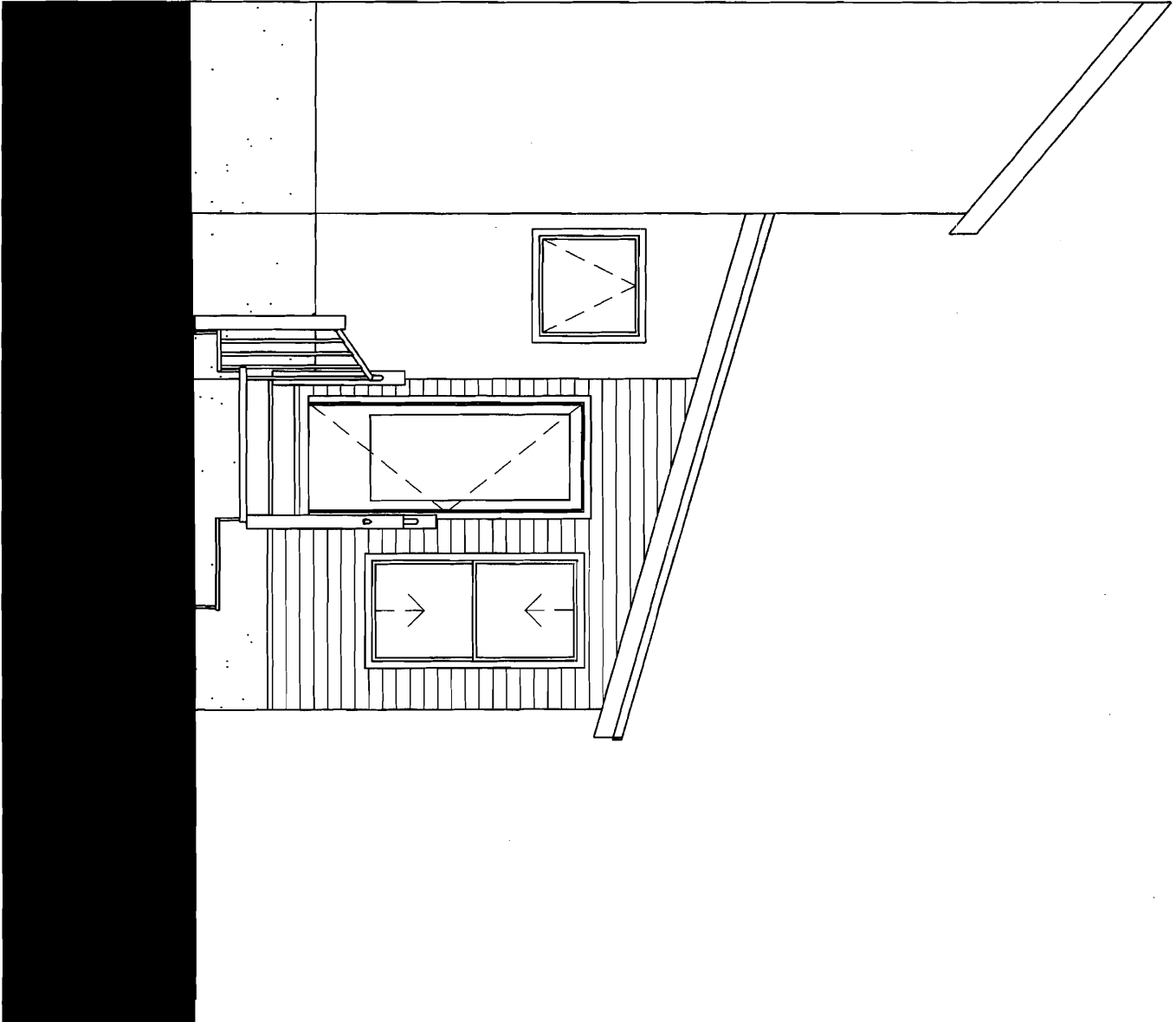
MARK	SIZE	
	WIDTH	F
1	2'-9"	
2	2'-5"	
3	2'-5"	
4	2'-5"	
5	2'-9"	

MARK	SIZE				MAT
	WD	HGT	THK		
0	3'-6"	6'-8"	1 1/2"	W	---
1	2'-8"	6'-8"	1 1/2"	W	---
2	3'-8"	6'-8"	1 1/2"	W	---
3	3'-8"	6'-8"	1 1/2"	W	---
4	2'-8"	6'-8"	1 1/2"	W	---

1

REAR ELEVATION
1/4" = 1'-0"





2

SIDE ELEVATION
1/4" = 1'-0"

BACKFILL AND COVER
WITH 6 MIL POLY

15'-6"

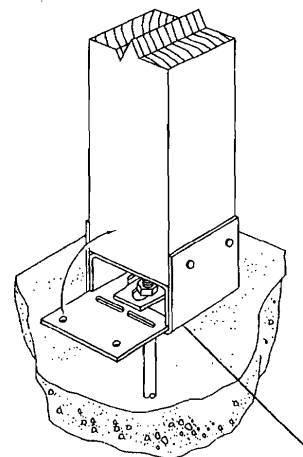
8X16 POURED CONCRETE F
MIN 4' BELOW GRADE ✓

8" POURED CONCRETE FRC
2- #4 REBAR, CONT. HORIZ

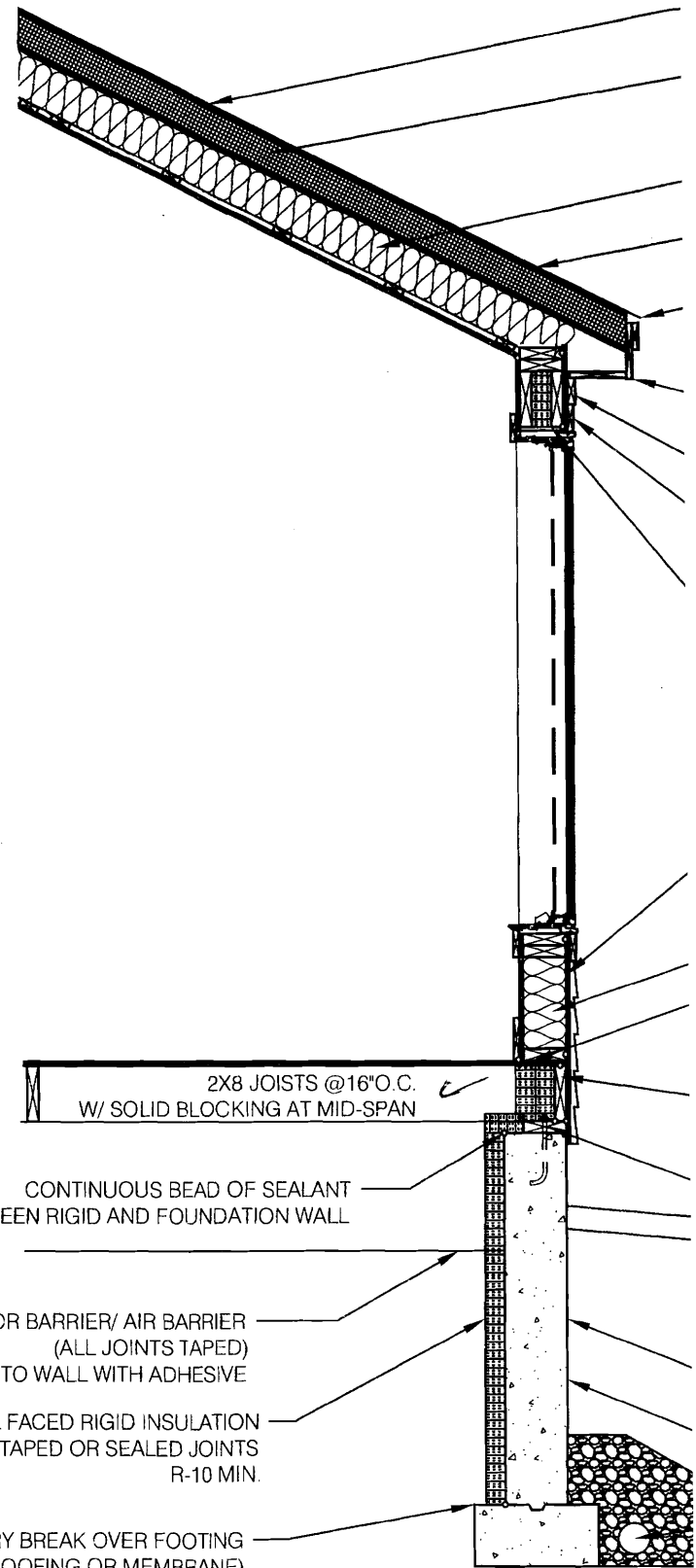
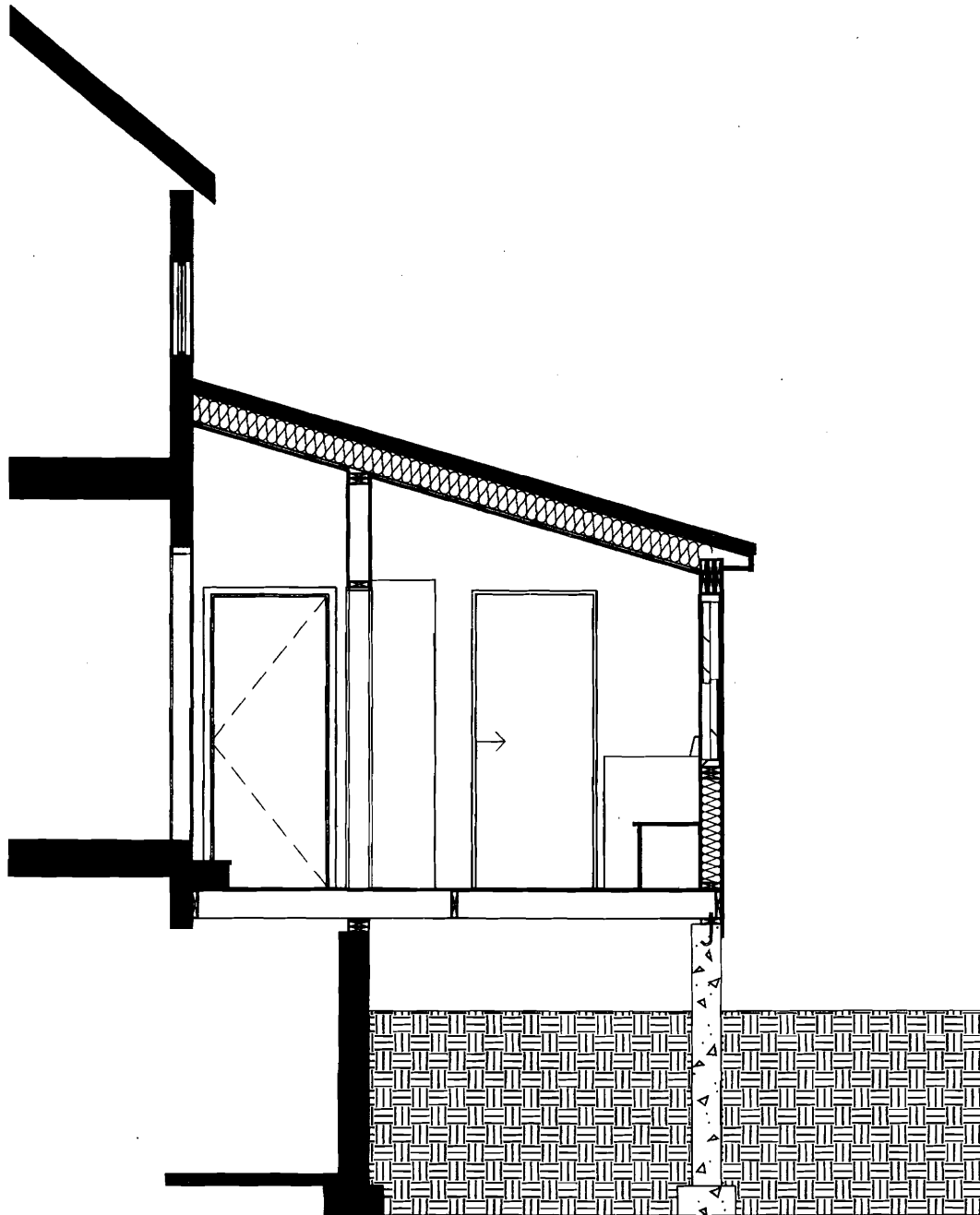
8'-0"

10" POUR
MIN. 4' BE

DOWEL NEW WALL
TO EXISTING



SIMPSON
POST



2X8 JOISTS @16" O.C.
W/ SOLID BLOCKING AT MID-SPAN

CONTINUOUS BEAD OF SEALANT
SEALING GAP BETWEEN RIGID AND FOUNDATION WALL

CONTINUOUS VAPOR BARRIER/ AIR BARRIER
(ALL JOINTS TAPED)
SECURE TO WALL WITH ADHESIVE

2" FOIL FACED RIGID INSULATION
WITH TAPED OR SEALED JOINTS
R-10 MIN.

CAPILLARY BREAK OVER FOOTING
(DAMP PROOFING OR MEMBRANE)

1 SECTION
1/4" = 1'-0"

WALL S

